

ZONING ADMINISTRATOR - ACTION AGENDA

MARCH 16, 2006

The Zoning Administrator considered the following applications at a public hearing held on March 16, 2006 in the Planning Commission Hearing Room at 2900 Richardson Drive. Due legal notification of these applications was given to the interested public agencies, County departments, and to property owners within 300 to 400 feet of the property lines of the subject properties.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 886-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

9:30 A.M.

APPROVED

PVAAT20051183, TAHOE MARITIME MUSEUM/BARRY LUDWIG

Applicant requests approval of Variances to the following: 1) the front setback requirement of 20 feet from Edge of Easement to allow for a setback of 5 feet along the State Route 89 frontage; 2) the front setback requirement of 45 feet from the centerline of Fawn Street to allow for a setback of 43 feet; 3) the side setback requirement of 5 feet to allow for a setback of approximately 0 feet to allow for a refuse enclosure; 4) to allow the applicant to utilize the 20% reduction in the number of required parking space for contribution to the local transit service provider; and 5) the setback requirement for the first parking stall of 40 feet from curbline to allow for a setback of 29 feet.

SUBJECT PROPERTY (AP# 097-140-004) comprises .45 acres, is zoned 159 Homewood Commercial, and is located at 5205 West Lake Blvd. in the Homewood area.

Project Planner: Steve Buelna

9:45 A.M.

**CONTINUED
TO AN OPEN
DATE (MAY
GO TO
PLANNING
COMMISSION)**

PVAAT20060076, FOOTHILLS FARMERS MARKET/KAYAK CONCESSION/PLACER COUNTY/TAHOE CITY PUBLIC UTILITIES DISTRICT

The applicant requests the approval of a Minor Use Permit for outdoor retail sales to allow for the Farmer's Market and Kayak rentals at Commons Beach. The applicant also requests the approval of a Variance to the number of required parking spaces for both uses at this site. Pursuant to the parking study prepared by "Transportation Consultants, Inc.," 150 spaces are required for both the Farmer's Market and the Kayak concession during peak operation for both uses, whereas 0 spaces will be provided during the Farmer's Market.

SUBJECT PROPERTY (AP# 094-070-013) comprises 5.9 acres, is zoned 001A-SA #3, and is located at the Commons Beach parking lot at the intersection of North Lake Blvd. & Commons Beach Road in the Tahoe City area.

Project Planner: Steve Buelna

10:15 A.M.

DENIED

PVAAT20060104, RICHARD DURANT

Applicant requests approval of a Variance to the rear setback requirement of 30 feet in order to allow an existing windmill at a setback of 2 feet from property line.

SUBJECT PROPERTY (AP# 072-250-018) comprises 2.7 acres, is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum), and is located at 695 Swanson Ln. in the Colfax area.

Project Planner: Crystal Jacobsen

10:30 A.M.

**CONTINUED
TO 4/20/06 AT
11:00 AM**

PMPCT20060101, AR ASSOCIATES/FRED BASQUIN, JED PARKER

Applicant requests approval of a Minor Use Permit for a caretaker unit on property zoned TPZ (Timberland Production). Parcels were previously destroyed by fire.

SUBJECT PROPERTY (AP# 071-270-003, 071-310-001, 071-320-001, 071-330-008) comprises 597.5 acres and is located on Yankee Jim Road, one mile east of Canyon Way, in the Weimar area.

Project Planner: Crystal Jacobsen

11:00 A.M.

APPROVED

PMPBT20060111, Children's Emergency Shelter & Health Center (CES)

Applicant proposes to replace the existing Children's Receiving Home with a Children's Emergency Shelter (CES) on approx. 3.6 acres in the western portion of DeWitt Center (west of the Juvenile facility and Animal Control, at south access from future B Avenue extension). The CES would comprise 4 separate buildings totaling 24,060 sq. ft., consisting of a medical and visitation center, a residential building, educational & recreational amenities (classroom & gymnasium), and an administrative building. The shelter is currently proposed to provide a total of 30 beds in the short-term (an increase of 5 beds from the existing facility), with potential for future expansion.

SUBJECT PROPERTY (AP# 051-120-061) comprises 3.6 acres, is zoned OP (Office Professional), and is located in the DeWitt Center, west of the proposed B Ave. extension, in the Auburn area.

Project Planner: Dara Dungworth

1:30 P.M.

**CONTINUED
TO 4/6/06 AT
10:45 AM**

PCPMT20060080, LARRY HULSEY

Applicant requests a modification to the side setback requirement of 15 feet to allow for a setback of 13 feet to eaves in order to construct a detached garage.

SUBJECT PROPERTY (AP# 050-130-049) comprises 42,688 sq. ft., is zoned RS-AG-B-40-PD-1 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 sq. ft. minimum combining Planned Unit Development, 1 unit per acre), and is located at 6395 Fern Leaf Dr. (Folsom Lake Estates) in the Granite Bay area.

Project Planner: Roy Schaefer

1:45 P.M.

APPROVED

PCPMT20060094, HAROLD EILERSEN JR.

Applicant is requesting a modification to allow a 3,290 sq. ft. footprint where 3,000 sq. ft. is the maximum.

SUBJECT PROPERTY (AP# 035-300-030) comprises 1 acre, is zoned RS-AG-B-40-PD-1.1 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 sq. ft. minimum combining Planned Unit Development, 1.1 units per acre), and is located at 6524 Mimus Lane (Walden Woods 2 and 3) in the Granite Bay area.

Project Planner: Roy Schaefer

2:00 P.M.

**CONTINUED
TO AN OPEN
DATE**

PVAAT20060100, TODD & JENN BRADLEY

The applicant is proposing to expand the footprint of the existing house and add a second story over its entirety. Applicant requests a Variance to setbacks as follows: front setback of 60 feet from centerline of Skyway Lane to allow a setback of 28 feet from centerline; east and west side setbacks from 15 feet to allow 3 feet; rear setback from 20 feet to allow 3 feet. Applicant also requests a Variance to the maximum allowable height of 30 feet from average natural grade to allow for a height of 32 feet from average natural grade.

SUBJECT PROPERTY (AP# 047-233-022) comprises 13,871 sq. ft., is zoned RS-B-20 (Residential Single Family combining Building Site Size of 20,000 sq. ft. minimum), and is located at 8032 Skyway Lane in the Granite Bay area.

Project Planner: Roy Schaefer

2:15 P.M.

**CONTINUED
TO AN OPEN
DATE**

MUP-2129 (modification), Hungarian Pentecostal Church/Gyorgy Varga

Applicant requests approval of a modification to allow for the addition of a 1,330 sq. ft. multi-purpose room. A Mitigated Negative Declaration has been prepared for the proposed project.

SUBJECT PROPERTY (AP# 471-100-006) comprises 2.1 acres, is zoned RS-AG-B-40 (Residential Single Family Combining Agricultural combining Building Site Size of 40,000 sq. ft. minimum), and is located at 8504 Robie Way in the Roseville area.

Project Planner: Roy Schaefer